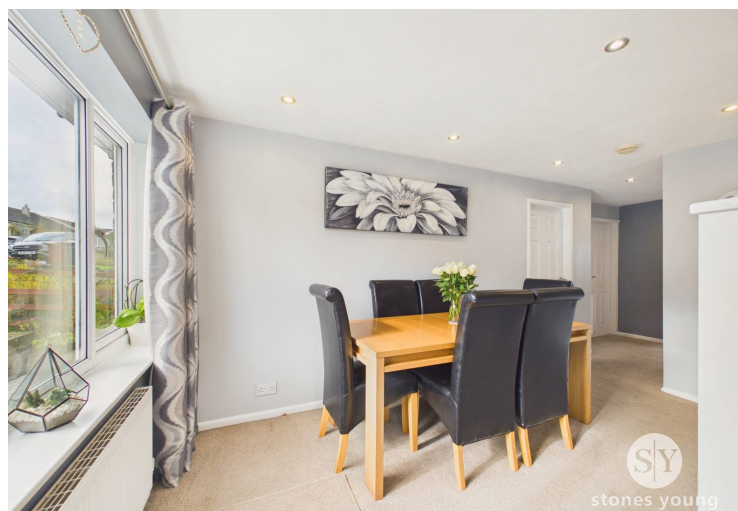




50 Pasturelands Drive, Billington

£240,000 Freehold

Spacious 4-bed semi-detached dormer bungalow with modern interiors, landscaped gardens, garage, and stunning elevated views. No chain. Walk to schools and Whalley village. Ideal for families or home working.

Council Tax band: C

Tenure: Freehold



This attractively presented four bedroom semi-detached dormer bungalow offers a blend of style, comfort and flexibility, perfectly suited to modern family living. The property has been thoughtfully extended to create well-appointed accommodation across two floors, with each room designed to maximise space and natural light. The generous lounge provides an inviting setting for relaxation, while the separate dining room is ideal for entertaining or family meals. A bright, fitted kitchen offers ample workspace and storage, with fantastic rear views. Four ample bedrooms (arranged over both ground and first floors) provide flexibility for families, guests or home working, all served by a modern three-piece bathroom. This freehold property is offered with no onward chain, ensuring a straightforward purchase. Situated in a favoured residential location within walking distance to local schools and the vibrant centre of Whalley village, this home presents an excellent opportunity for discerning buyers ready to move.

The exterior of the property has been landscaped to provide attractive, low-maintenance outdoor spaces that complement the home's interior. The tiered front garden features elegant plum crushed slate borders, creating a welcoming kerb appeal. A stone paved side

driveway offers private parking for one car and leads to a single detached garage providing excellent storage or workshop options. To the rear, a landscaped tiered garden unfolds, designed to make the most of its elevated position with breathtaking views across to Stonyhurst and Longridge Fell. The lower garden area is laid to lawn, perfect for children or pets, while the upper stone paved patio is bordered by plum crushed slate and enhanced by two small ponds, creating a tranquil setting for outdoor dining or relaxation. Privacy timber fencing surrounds the garden, ensuring a peaceful and secure environment. This thoughtfully designed outdoor space offers an exceptional backdrop for enjoying the natural beauty of the area and embracing a relaxed, outdoor lifestyle.

- Attractive Extended Semi-Detached Home
- Well Appointed Family Accommodation
- 4 Ample Flexible Bedrooms Over 2 Floors
- Generous Lounge; Dining Room and Bright Fitted Kitchen
- Excellent Low Maintenance Gardens - Stunning Elevated Rear Views
- Modern 3-pce Bathroom; Freehold; No Onward Chain
- Driveway Parking, Det. Garage
- Favoured Location; Walking Distance To Schools & Whalley Village



Entrance & Dining Room

uPVC double glazed front door & window, panel radiator, stairs to first floor, cupboards under stairs, recessed spotlights.

Lounge

uPVC double glazed window, panel radiator, TV point.

Kitchen

Beech style fitted wall and base units, laminate worktops, freestanding electric cooker and grill with four ring hob, extractor filter canopy over, plumbing for washing machine, space for tumble dryer and space for fridge freezer, sink drainer unit with mixer tap, part tiled walls, laminate tiled flooring, large uPVC double glazed window with the fantastic elevated views across towards Stonyhurst and countryside beyond, panel radiator, uPVC double glazed external door.

Bedroom One

Double bedroom, panel radiator, uPVC double glazed window with stunning elevated views across towards Stonyhurst College and Longridge Fell, laminate wood style flooring, fitted wardrobes and cupboards.

Bathroom

Modern three-piece white suite, panelled shower bath with central mixer tap, fitted screen, thermostatic rainfall shower and additional direct feed shower, vanity wash basin with mixer tap, built drawers under, low-level w.c., fully tiled walls, tiled flooring, chrome ladder style radiator, uPVC double glazed frosted window, recessed spotlighting.

Landing

Recessed spotlighting, cupboard housing combination gas central heating boiler.

Bedroom Two

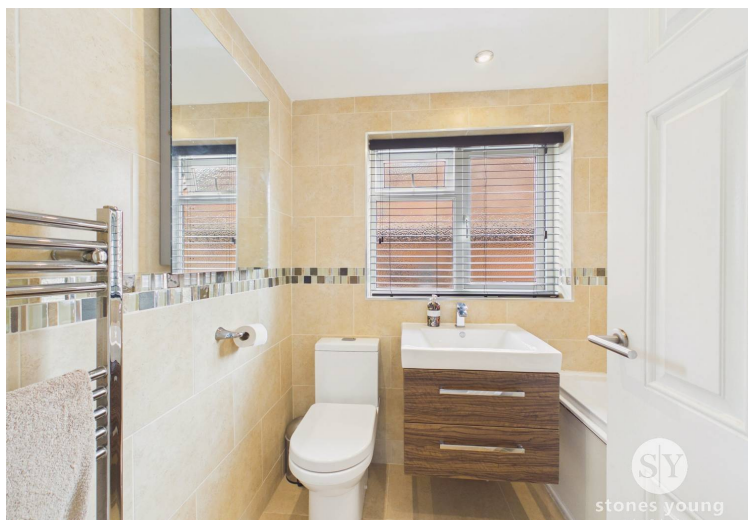
Excellent double room, carpet flooring, uPVC double glazed window, fantastic panoramic elevated rear views. Eaves storage cupboards, velux window, TV point, recessed spotlights, panel radiator.

Bedroom Three

Double room, carpet flooring, panel radiator, uPVC double glazed window with stunning elevated countryside views, TV point.

Bedroom Four

Single room, carpet flooring, panel radiator, velux window. (some limited headroom within eaves area).





Approximate total area^m

1116 ft²

Reduced headroom

69 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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